



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 16, 2003

IN REPLY PLEASE
REFER TO FILE: **MP-5**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**QUITCLAIM OF RESTRICTED USE AREA
SOUTH OF SAGECREST CIRCLE - STEVENSON RANCH
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the County's right to restrict the erection of buildings or other structures in Lot 3, Tract No. 45391, to be unnecessary for present and prospective County use/need. The parcel is located in the unincorporated County territory known as Stevenson Ranch.
3. Authorize the quitclaim of the County's right and interest to the underlying fee owners.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County to quitclaim its right to restrict the erection of buildings or other structures (Restricted Use Area) in Lot 3, Tract No. 45391, to the underlying fee property owner. Public Works has determined and concluded that the County's right to restrict is now irrelevant and unnecessary. Building and grading plans for the property

have since been reviewed and approved, which essentially has mitigated the hazard to the extent that the problem no longer exists.

Mr. Radoslav L. Sutnar, on behalf of Heritage Oak Enterprises, LLC, requested the quitclaim of the County's right and interest within the property. The restricted use area is shown on the map in Exhibit "B" of the enclosed Quitclaim Deed.

Removal of the restricted use area will have no adverse effect on the adjacent properties or the County roads. It is in the County's interest to quitclaim its restrictive right interest since it no longer serves the purpose for which it was dedicated.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility as the quitclaim of restricted use area will result in added revenue through assessment and taxation and remove possible County exposure to liability.

FISCAL IMPACT/FINANCING

Quitclaim of the County's right will not have a negative fiscal impact on the County's budget. A fee of \$1,500 has been paid by the petitioner to defray the expenses of the investigation and has been deposited in the County Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The areas to be vacated contain approximately 13,254 square feet and are shown on the map attached to the Quitclaim Deed

The County's interest was acquired by dedication in Subdivision Tract No. 45391, filed in Book 1148, pages 31, 32, and 33, of Maps, on file in the Office of the Recorder of the County of Los Angeles.

The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

With respect to the requirements of the CEQA, the quitclaim of the County's right/interest is categorically exempt, as specified in Class 21 of the Environmental

The Honorable Board of Supervisors
April 16, 2003
Page 3

Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15321 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CVC:mrh
5:stvnshranchbl

Enc.

cc: Auditor-Controller (Accounting Division-Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property Management Div.
R/W Engineering Section

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE
REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES
PURSUANT TO SECTION 27383 OF THE GOVERNMENT
CODE

Assessor's Identification Number:
2826-038-043 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,
the COUNTY OF LOS Angeles, a body corporate and politic, hereinafter referred to as
"County," does hereby remise, release and forever quitclaim unto Heritage Oak Enterprises,
all its right, title and interest in and to that real property in the unincorporated territory of the
County of Los Angeles, State of California, as described as:

That certain right to restrict erection of buildings and/or other structures in that portion
of Lot 3, Tract No. 45391, as shown on map filed in Book 1148, pages 31, 32, and 33, of
Maps, in the Office of the Recorder of said County, designated as "Restricted Use Area" on
said map.

DESCRIPTION APPROVED
January 28, 2003
James A. Noyes
Director of Public Works

Deputy

RESTRICTED USE AREA
S/O Sagecrest Circle
M0288115
I.M. 234-117
RD 556
SD 5 A.M.B. 2826-038-043 (por.)

Restricted Use Area
S/o Sagecrest Circle
M0288115

It is understood that the undersigned grantor quitclaim only its right and interest over that portion of the above-described land in which said grantor has an interest.

Dated _____, 2003

County of Los Angeles,
a body corporate and politic

By _____
Chair, Board of Supervisors

(COUNTY SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

CVC:mrh
5:stvnshranchbl

NOTE: Acknowledgment form on reverse side

[illegible]

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____ Deputy

(COUNTY-SEAL)

APPROVED as to form

LLOYD W. PELLMAN
County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____